



File# BSP-23-0001
Parcel # 360727500118
601/ 603 Sycamore Street

NOTICE OF APPLICATION

Project Summary: The applicant is requesting Binding Site Plan (BSP) approval to subdivide the subject parcel of approximately 8,290 square feet or 0.19 acre into two parcels with a condominium on each. Unit 601 is proposed to be 4,102 square feet and Unit 603 is proposed to be 4,188 square feet.

Notice is hereby given on this date: **March 24, 2023**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application documents may be reviewed at the City of Walla Walla Development Services office at 55 E. Moore St., Walla Walla, WA 99362 or by visiting the City's website at <https://www.wallawallawa.gov/government/development-services/public-notice>

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The SEPA (State Environmental Policy Act) responsible official has determined that the proposal is not subject to SEPA threshold determination requirements per WWMC 21.08.181.C.6.a and WAC 197-11-800(6)(d). The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan- Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018.

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information

contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Michael Lee Henry, 816 Hobson Street, Walla Walla, WA 99362
2. Application filing date: March 7, 2023
3. Date that application was determined to be substantially complete: March 23, 2023
4. Location of proposed action: 601/ 603 Sycamore Street
5. Description of proposed action: The applicant is requesting Binding Site Plan (BSP) approval to subdivide the subject parcel of approximately 8,290 square feet or 0.19 acre into two parcels with a condominium on each. Unit 601 is proposed to be 4,102 square feet and Unit 603 is proposed to be 4,188 square feet.
6. Comprehensive plan map designation(s) for the locations: Residential
7. Zoning map designation(s) for the locations: Neighborhood Residential
8. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov.
Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: April 11, 2023.
9. **No public hearing will be held.** A public hearing is not required for this proposal.
10. The following listed permits and/or authorizations have been requested in the application: Binding Site Plan Review. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Building Permits, Civil Engineering and right of way permits.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level II review process.
12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, and 20.
13. The City of Walla Walla is reviewing the application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
14. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works
15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
16. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: Individuals who filed a special notice request with Development Services.
17. SEPA lead agency: City of Walla Walla
18. The SEPA responsible official has preliminarily determined that the proposal is exempt from SEPA review.
19. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation

20. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
21. **For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362: (509) 524-4710.**



FOUND 1/2" SMOOTH
IRON ROD, SHOWN ON (R3),
AT INTERSECTION WITH
WHITMAN STREET

RECORD LEGAL DESCRIPTION:

LOT 17 AND LOT 18, BLOCK 1 PARKSIDE ADDITION TO THE CITY OF WALLA WALLA, WASHINGTON, ACCORDING TO THE OFFICIAL PLAT THEREOF OF RECORD IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, WASHINGTON.

EXCEPT THE SOUTH 38 FEET OF LOT 17 IN BLOCK 1 OF PARKSIDE ADDITION TO THE CITY OF WALLA WALLA, ACCORDING TO THE OFFICIAL PLAT THEREOF OF RECORD IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, WASHINGTON, IN BOOK D OF PLATS AT PAGE 37.

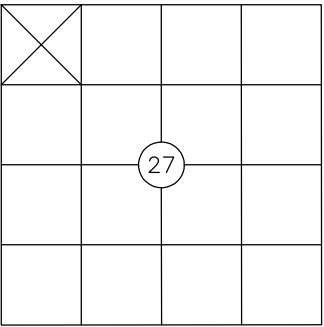
SYCAMORE STREET CONDOMINIUMS

LOT 18 AND A PORTION OF LOT 17 OF BLOCK 1 OF PARKSIDE ADDITION TO THE CITY OF WALLA WALLA, WASHINGTON LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 27, T7N, R36E, W.M., CITY AND COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

LEGEND

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| | CONDOMINIUM PLAT BOUNDARY |
| | INDIVIDUAL UNIT BOUNDARY |
| | EXISTING BUILDING-EXTERIOR |
| | EXISTING BUILDING-FOUNDATION |
| | PLATTED OR EXISTING LOT LINE |
| | ROADWAY CENTERLINE |
| | RIGHT OF WAY BOUNDARY |
| | EASEMENT BOUNDARY |
| | FENCE LINE |
| | WATER LINE |
| | SANITARY SEWER LINE |
| | OVERHEAD UTILITY LINES |
| | WATER METER |
| | ELECTRIC POWER METER |
| | UTILITY POLE / UTILITY POLE STUB WITH DROP |
| | FOUND 1/2" SMOOTH IRON PIN AS SHOWN ON (R3) |
| | FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "WA 19619 OR 2820" PER (R3) |
| | FOUND MONUMENT AS NOTED |
| | COMPUTED POSITION ONLY, NOT FOUND OR SET |
| | SET 5/8" REBAR WITH PLASTIC CAP STAMPED "WA 19619 OR 2820" OR AS NOTED |
| | RECORD DIMENSION PER PARKSIDE ADDITION (R1) |
| | PLAT LOT NUMBER PER PARKSIDE ADDITION (R1) |

SECTION DIAGRAM
T7N, R36E, W.M.



BASIS OF BEARINGS

N01°46'23"W BETWEEN THE MONUMENTS MARKING THE CENTERLINE INTERSECTION OF SYCAMORE STREET WITH WHITMAN AVENUE, AND SYCAMORE STREET WITH PLEASANT STREET, BASED ON THE RECORD OF SURVEY PER BOOK 13 OF SURVEYS, PAGE 122 OF WALLA WALLA COUNTY, WHICH IS BASED UPON THE WASHINGTON STATE PLANE GRID, NAD 83 (2011), SOUTH ZONE, AND IS EQUIVALENT TO THE CITY OF WALLA WALLA GIS. DISTANCES SHOWN ARE GROUND DISTANCES.

NOTES

1. THE DIVISION LINE BETWEEN UNITS 601 AND 603 RUNS ALONG THE CENTER OF THE WALLS DIVIDING THE RESPECTIVE UNITS. THIS LINE IS EXTENDED EAST AND WEST TO ITS INTERSECTION WITH THE OVERALL PARCEL BOUNDARY. THE UNIT DIMENSIONS SHOWN ARE TO THE OUTSIDE OF THE FOUNDATION WALL.

2. THIS SURVEY WAS PERFORMED AT THE REQUEST OF HENRY USING NETWORK AND RTK GPS OBSERVATION METHODS WITH TRIMBLE R12i GPS RECEIVERS HAVING AN ACCURACY OF 8MM +0.5 PPM HORIZONTAL AND 15MM + 0.5 PPM VERTICAL. MONUMENTS SHOWN WERE VISITED IN FEBRUARY 2023. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

SURVEY REFERENCE TABLE:

REFERENCE SURVEYS:

- (R1) "PARKSIDE ADDITION" SITUATED IN WALLA WALLA, WA (1909), BOOK "D" OF PLATS, PG. 37.
(R2) "BUROKER'S SYCAMORE STREET SHORT PLAT" BY TOMKINS FOR DAN SNIDER (1998), VOLUME 3 OF SHORT PLATS, PG. 206.
(R3) RECORD OF SURVEY BY GREG FLOWERS FOR MIKE HENRY (2019), BOOK 13 OF SURVEYS, PAGE 122.

REFERENCE DEEDS:

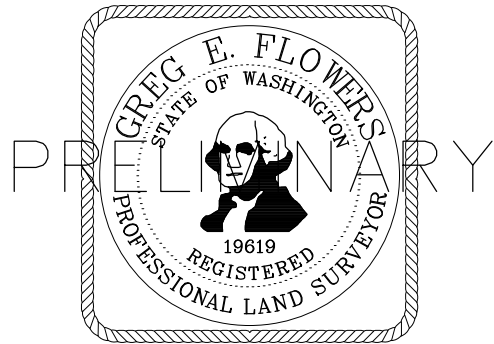
WARRANTY DEED TO MICHAEL LEE AND CAROL E. HENRY DATED 7/31/2019 PER AFN 2019-05605.

ABOVE ARE RECORDS OF WALLA WALLA COUNTY AUDITOR'S OFFICE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
2023 AT THE REQUEST OF GREG FLOWERS, LAND SURVEYOR,
IN VOLUME _____ OF SURVEYS AT PAGE _____.

WALLA WALLA COUNTY AUDITOR



SEE SHEET 2 OF 2 FOR:

1. APPROVALS
2. SURVEYORS CERTIFICATION
3. CONDOMINIUM DETAIL
4. UTILITY EASEMENT DETAIL
5. VICINITY MAP



**PBS Engineering and
Environmental Inc.**
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026

pbsusa.com

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|---------------------------|---------------------|----------------------------|--|
| CLIENT: MIKE HENRY | | PROJECT NO.: 68048 | |
| SURVEYOR: GREG E. FLOWERS | | DATE: 2/28/2023 | |
| CALC BY: GEF | DRAWN BY: KTL | SCALE: 1" = 20' | |
| SECTION: 27 | TOWNSHIP: 7 NORTH | RANGE: 36 EAST | |
| CITY: WALLA WALLA | COUNTY: WALLA WALLA | SHEET <u>1</u> OF <u>2</u> | |

BINDING COVENANT
ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, OR AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, AND REGULATIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. THE IMPROVEMENTS INCLUDED ON THE LAND DESCRIBED HEREIN INCLUDED CONDOMINIUMS IN WHICH THE OWNERS OF UNITS THEREIN HAVE A MEMBERSHIP IN AN OWNERS' ASSOCIATION. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL PERSONS AND THEIR SUCCESSORS HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

DECLARATION
KNOW ALL MEN BY THESE PRESENTS, THAT WE, MICHAEL LEE AND CAROL E. HENRY, OWNERS IN FEE SIMPLE OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN,

HEREBY DEDICATE THE REAL PROPERTY DESCRIBED IN THIS SURVEY MAP AND THESE PLANS FOR CONDOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS, AND OTHER AREAS DESCRIBED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRESERVED FOR THE USE AND BENEFIT OF THE UNIT OWNERS, AS PART OF THE COMMON ELEMENTS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION, THE UNDERSIGNED OWNER OF THE PROPERTY HEREBY DECLARES AND DEDICATES THE SAME FOR CONDOMINIUM PURPOSES AND CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF THE BUILDINGS CONTAINED OR COMPRISING THE UNITS ON SYCAMORE STREET CONDOMINIUMS, ARE SUBSTANTIALLY COMPLETED. THE SURVEY MAP AND THESE PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED THE DAY OF 20, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, UNDER RECORDING NUMBER

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEAL THIS DAY OF 20,

MICHAEL LEE HENRY

CAROL E. HENRY

ACKNOWLEDGEMENT

STATE OF COUNTY OF BEFORE ME THIS DAY OF 20, APPEARED

MICHAEL LEE HENRY, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS DAY OF 20,

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR THE STATE OF

RESIDING IN

MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF COUNTY OF BEFORE ME THIS DAY OF 20, APPEARED

CAROL E. HENRY, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

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RESIDING IN

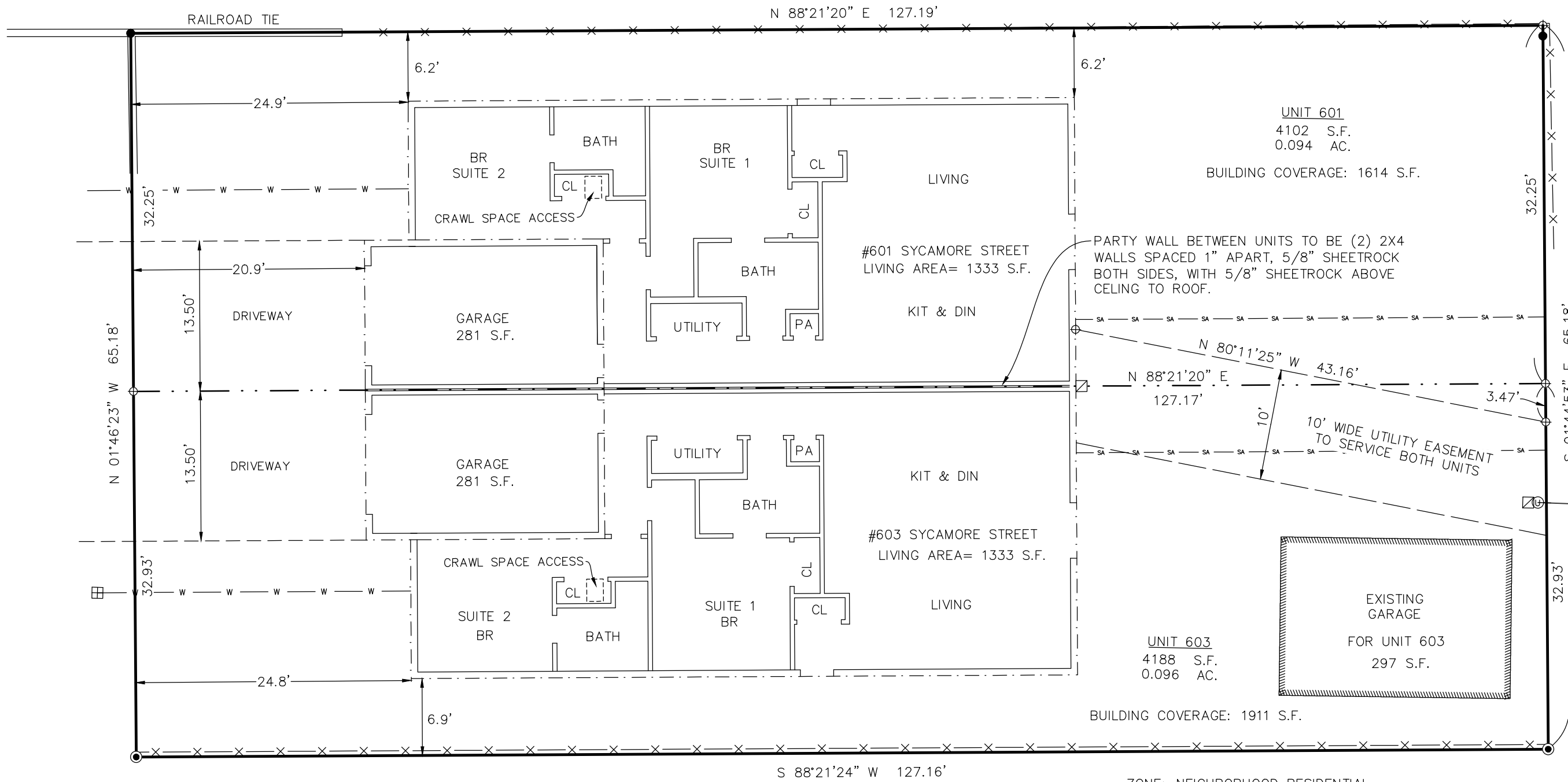
MY COMMISSION EXPIRES

CONDOMINIUM DETAIL

SCALE: 1"=10'

APPROXIMATE MAX HEIGHT FROM GRADE = 22'

SINGLE STORY- WOOD FRAME- RESIDENTIAL



SURVEYOR'S CERTIFICATE AND VERIFICATION

I HEREBY CERTIFY THAT THE PLANS FOR THE SYCAMORE STREET CONDOMINIUMS ARE BASED ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY R.C.W. 64.34.232 IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.232.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE OF THE SURVEY RECORDING ACT AND AT THE REQUEST OF MICHAEL LEE AND CAROL E. HENRY.

GREG E. FLOWERS PLS NO. 19619

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

I, GREG E. FLOWERS, BEING FIRST DULY SWORN ON OATH, STATE THAT I AM THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT I HAVE EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVE THE CERTIFICATE TO BE A TRUE STATEMENT.

GREG E. FLOWERS PLS NO. 19619

SUBSCRIBED BEFORE ME THIS DAY OF 20,

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING IN

MY COMMISSION EXPIRES

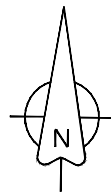
TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 20 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

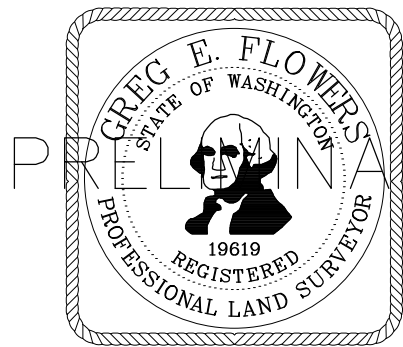
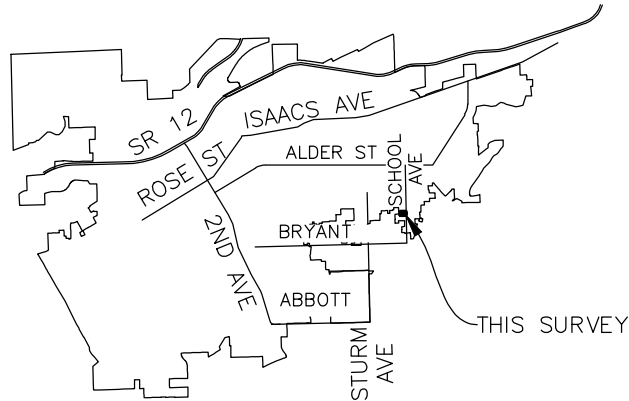
WALLA WALLA COUNTY AUDITOR

SYCAMORE STREET CONDOMINIUMS

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VICINITY MAP
NOT TO SCALE



PRELIMINARY

APPROVALS

APPROVED IN ACCORDANCE WITH WALLA WALLA MUNICIPAL CODE 19.28 UNDER THE PROVISIONS OF RCW 64.32.232

J PRESTON FREDERICKSON, DEVELOPMENT SERVICES DIRECTOR

NEAL CHAVRE, P.E. CITY OF WALLA WALLA ENGINEER



PBS Engineering and Environmental Inc.

5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026

pbsusa.com

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|---------------------------|---------------------|--------------------|--|
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